ZONING ADMINISTRATOR HEARING AGENDA

CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Wednesday, July 27, 2011
Regular Meeting – 3:30 p.m.
Jaime Murillo
Zoning Administrator

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1 430 Marigold Avenue Parcel Map – Parcel Map No. NP2011-007

(PA2011-128)

430 Marigold Avenue Council District 6

SUMMARY: A Parcel Map application for two-unit condominium purposes. No waivers

of Title 19 (Subdivisions) development standards are proposed with this application. The property is located in the R-2 (Two-Family Residential)

District.

RECOMMENDED

ACTION: 1) Conduct public hearing; and

2) Approve Parcel Map No. NP2011-007(PA2011-128) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section

15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of

the California Environmental Quality Act.

<u>ITEM NO. 2.</u> Pita Jungle Minor Use Permit – Minor Use Permit No. UP2011-014

(PA2011-098)

1200 Bison Avenue, Suite C-2 Council District 4

SUMMARY: A minor use permit to convert 4,015 square feet of existing retail space to

a food service, eating and drinking establishment with 1,775 square feet of interior net public area, a 640 square foot outdoor patio area, and a Type 47 (On-Sale General for Bona Fide Public Eating Place) Alcoholic Beverage Control (ABC) license. The establishment will provide a maximum of 115 interior seats and 50 seats on the patio. The proposed hours of operation, including the outdoor patio, are between 10:30 a.m. and 10:00 p.m. No live entertainment or dancing will be provided. The

property is located in the PC-5 (North Ford) District.

RECOMMENDED ACTION:

1) Conduct public hearing; and

2) Approve Minor Use Permit No. UP2011-014 (PA2011-098) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section

15301, Class 1 (Existing Facilities) of the Implementing Guidelines of the

California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.